

<b>LONDON BOROUGH OF CAMDEN</b>	<b>WARDS: All</b>	<b>3</b>		
<b>REPORT TITLE:</b> Planning Policy Update				
<b>REPORT OF:</b> Director of Economy, Regeneration and Investment				
<b>FOR SUBMISSION TO</b> Planning Committee	<b>DATE</b> 4 November 2024			
<p><b>SUMMARY OF REPORT</b></p> <p>This report provides members of Planning Committee with an update on recent and emerging changes to planning policy and guidance in Camden, including the Local Plan, Euston Area Plan, the London Plan, neighbourhood plans and planning frameworks and visions.</p> <p><b>Local Government Act 1972 – Access to Information</b> No documents that require listing were used in the preparation of this report.</p> <p><b>Contact Officers:</b></p> <table> <tr> <td>Brian O'Donnell, Strategic Lead - Planning Policy and Implementation, 5 Pancras Square, London, N1C 4AG Tel: 020 7974 5502; brian.o'donnell@camden.gov.uk</td> <td>Richard Wilson, Strategic Lead – Regeneration and Place 5 Pancras Square, London, N1C 4AG Tel: 020 7974 5914. richard.wilson@camden.gov.uk</td> </tr> </table>			Brian O'Donnell, Strategic Lead - Planning Policy and Implementation, 5 Pancras Square, London, N1C 4AG Tel: 020 7974 5502; brian.o'donnell@camden.gov.uk	Richard Wilson, Strategic Lead – Regeneration and Place 5 Pancras Square, London, N1C 4AG Tel: 020 7974 5914. richard.wilson@camden.gov.uk
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<p><b>RECOMMENDATIONS</b></p> <p>The Planning Committee is asked to note the report.</p>				

Signed: 

David Burns  
Director of Economy, Regeneration and Investment

Date: 23 October 2024

## 1 Introduction

1.1 This report provides Planning Committee with an update on recent and emerging changes to planning policy and guidance in Camden. It covers:

- Camden Local Plan review
- Euston Area Plan review
- London Plan review
- Neighbourhood planning progress
- Planning frameworks and visions

1.2 Updates on national planning policy reform are set out in a separate report to this Planning Committee.

## 2 Camden Local Plan Review

2.1 The Council is reviewing and updating the Camden Local Plan, to ensure that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics. A draft new Camden Local Plan was approved by Cabinet in December 2023 and published for consultation and engagement in January - March 2024, to enable residents, businesses, community groups, landowners and other key stakeholders to share their views on the Plan's policies and approach.

2.2 The consultation was widely advertised through a wide range of channels. The Plan was available to view online on the Council's website, and on 'we are Camden' the Council's consultation hub. We also created an [interactive version of the draft Local Plan](#) on the commonplace website to aid accessibility. Physical copies of the draft Plan were available to view in all Camden's libraries.

2.3 As part of the engagement we also held a number of meetings, including:

- three online public engagement sessions, to give residents the opportunity to find out more about the Plan and ask questions;
- a workshop with D/deaf and disabled residents and representative groups, to discuss what more the Plan could do to better meet their needs;
- a briefing for all Councillors; and
- a workshop with students from Regent's High School to get their perspective on the policy approach in the Plan and find out how they would like Camden to change in the future.

2.4 In total the Council received approximately 2,400 comments from 245 respondents, with over 5,000 visits to the commonplace site. A wide range of responses were received, with the chapters that generated the most comments being: the South Area and Central Area chapters, including site allocations; Climate Change; Design; and Housing.

- 2.5 Officers are in the process of updating the Plan with the aim of taking a revised 'Proposed Submission' version of the Local Plan to Cabinet and Council in Spring 2025. The Plan will then be published for comment before it is submitted to the Planning Inspectorate for public examination.

### **3 Euston Area Plan**

- 3.1 The Euston Area Plan (EAP) sets out Camden's vision for the future of Euston and its expectations for how new homes, jobs, green spaces and community facilities should be delivered. Originally adopted in 2015, it is in the process of being updated.
- 3.2 Following consultation on proposed updates to the EAP in early 2023, the previous government announced a pause to HS2 works, while strategic decisions were made about the future of Euston. Work on the EAP was therefore also paused. With confirmation in October 2023 that HS2 would come to Euston, work was restarted on the Plan.
- 3.3 Further consultation was held over the summer to show the 'direction of travel', highlighting key government announcements and the affect that they could have on the updates to the EAP. In reviewing the limited information available, the Council concluded that many of the issues at Euston remain broadly the same as previously, as do its aspirations for the area.
- 3.4 It is hoped that there will soon be more certainty on the future of HS2 and that this will allow for the development of a station design that helps to realise the vision in the EAP and will provide more clarity about the government's expectations around funding.
- 3.5 The Council will need to consider if and how any announcement impact on the proposals in the Euston Area Plan and the delivery of the projects at Euston. We are considering how to incorporate flexibility in the submission draft of the EAP to account for the uncertainty and respond to future reasonable scenarios, including options for different station designs.
- 3.6 Following the pause in production of the EAP, the Plan is now working to a similar timetable to the new Local Plan, with consultation on a submission draft timetabled for Spring 2025, with the EAP then submitted for Examination.

### **4 London Plan Review**

- 4.1 The GLA have recently announced that they are beginning to prepare a new London Plan to replace the current plan adopted in March 2021. They intend to consult on a 'high level' key issues document early in the new year and are aiming to publish a draft new London Plan for consultation by the end of 2025. There would then be an examination in public, with adoption of the replacement plan anticipated in 2027.

- 4.2 The London Plan forms part of the development plan of all London Boroughs and sets borough level housing targets. The GLA have begun a London-wide, capacity-based assessment of land availability, working with the boroughs, which will support the updated borough housing figures in the next London Plan.

## **5 Neighbourhood Planning Update**

- 5.1 There are currently seven adopted neighbourhood plans in Camden (Camley Street, Dartmouth Park, Fortune Green and West Hampstead, Hampstead, Highgate, Kentish Town, and Redington Frogna). These are written by designated neighbourhood forums and set out a community's planning vision and policies for the local area. A neighbourhood plan that has been prepared in line with statutory requirements and supported at a local referendum becomes part of the Borough's development plan and the Council must take it into account alongside its own plans when it makes decisions on planning applications in that area.
- 5.2 Hampstead Neighbourhood Forum are the first in the borough, and in London, to bring forward an update to their neighbourhood plan. The Forum submitted an updated draft plan to the Council in the summer and we carried out statutory consultation on the plan between late August to early October. The Council will now, in agreement with the Forum, appoint an Independent Examiner who will assess whether the updated plan meets the statutory 'basic conditions and legal requirements. The Examiner will also determine whether a local referendum on the Plan is required. Subject to the examination and referendum, the updated plan will be reported to full Council for adoption.
- 5.3 Neighbourhood forums are designated for five years. Beyond this they need to be redesignated if they are to be able use neighbourhood powers for a further five years. The Council has carried out consultation on an application for redesignation from Hampstead Neighbourhood Forum, whose current five year designation expires in late October. A decision on this is programmed for a Single Member Decision by the Cabinet Member for Planning and a Sustainable Camden on 12 November. We are also currently consulting on an application for redesignation from Somers Town Neighbourhood Forum. A number of other forums are also progressing redesignation applications.
- 5.4 Planning officers have been working with colleagues in the Council's Equalities team to advise forums on ways they can become more inclusive and diverse in their membership and activities, and how they can demonstrate this in their applications for redesignation, consistent with the Council's Diversity in the Public Realm Strategy.

## **6 Planning Frameworks and Visions**

- 6.1 A number of supplementary planning documents (SDP) are already adopted and are published on the Council's website at [Regeneration and Place - Camden Council](#) and listed below.

- Camden Goods Yard Planning Framework (2017)
- Kentish Town Planning Framework (2020)
- West End Lane to Finchley Road (2021)
- Canalside to Camley Street (2021)
- Gospel Oak and Haverstock Community Vision (2022)

6.2 Work is ongoing in relation to the Holborn Vision, which is the final SPD in the current programme, as well as a Bloomsbury Vision, Regis Road Area Guidance and a Camden Town Vision.

### **Holborn Vision**

6.3 Consultation on a draft Holborn Vision and Urban Strategy took place in 2019 but work paused due to the pandemic and uncertainty in relation to the Transport for London (TfL) funded Holborn Liveable Neighbourhood Project, which was a key part of the vision. Following TfL confirmation that Holborn Liveable Neighbourhood could progress, engagement took place on both projects in spring 2024. In order to reach as many people as possible a commonplace website was set up and numerous events held locally. The consultation responses have now been analysed and a consultation report will be produced and published with the comments feeding into the final version of the document. The Holborn Vision is intended to be adopted as a supplementary planning document through a Single Member Decision in early 2025.

### **Bloomsbury Vision**

6.4 Immediately to the north of the Holborn Vision boundary work is ongoing with key landowners (University of London, UCL, Birkbeck and British Museum) to develop a Bloomsbury Vision. This builds on the Bloomsbury Green Corridor proposal to create a pedestrian friendly network and green links between open spaces, institutions and transport hubs connecting Euston to the River Thames intended to make Bloomsbury a green, clean, vibrant, accessible and sustainable place. It focuses on greening and improving the public realm in both public and private ownership. Given the focus on public realm, the Bloomsbury Vision is not expected to be adopted as an SPD but will form a public realm strategy shared by the landowners, providing guidance and highlighting opportunities in the area. Despite not being an SPD the Bloomsbury Vision will need to closely align with the Holborn Vision. Consultation on the draft document is anticipated to be in early 2025.

### **Regis Road**

6.5 Following the adoption of the Kentish Town Planning Framework (KTPF) in 2020 the focus has turned to delivery with Cabinet agreeing a Regeneration Strategy for the Regis Road Growth Area in November 2022. Both the Camden Local Plan and KTPF require comprehensive development of Regis Road growth area. Area guidance for Regis Road is being prepared to support that objective and it is anticipated it will go out to consultation in November and

December 2024. Following amendments to reflect comments received it is expected that this document will be adopted as an addendum to the Kentish Town Planning Framework in early 2025.

### **Camden Town Vision**

- 6.6 Camden Town is the largest Town Centre in the Borough outside Central London and the Camden Local Plan (2017) identifies it as a location where growth is expected to be delivered. It stretches from Mornington Crescent to Chalk Farm and has a local, regional and international role.
- 6.7 Numerous successful projects have already been delivered including the 2021 Housing Design Awards overall winner at Hawley Wharf. Further projects are in development or under construction such as Camden Goods Yard, but a clear vision and strategy will help to define, coordinate and prioritise future projects. One of the most important projects is the pedestrianisation of Camden High Street from Britannia Junction to Hawley Crescent. Initial analysis suggests an overwhelmingly positive response but a full report will be taken to the Cabinet Member for Planning and a Sustainable Camden in December. Work has begun on preparing a Camden Town Vision for consultation in Spring 2025.

## **7 Finance Comments of The Executive Director Corporate Services**

- 7.1 As mentioned in Section 3, there is greater likelihood around whether the HS2 railway line will be extended to London Euston. Depending on the final decision from Central Government this could positively affect funding arrangements in place for the Euston Area Plan.

## **8 Legal Comments of The Borough Solicitor**

- 8.1 There are no Legal comments on this report.

## **9 Environmental Implications**

- 9.1 There are no environmental implications from this report.

**REPORT ENDS**